Send tax bills to:
SFR JV-3 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY
15771 RED HILL AVE, STE 100
TUSTIN, CA 92780

Name and address of new owner:
SFR JV-3 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY
15771 RED HILL AVE, STE 100
TUSTIN, CA 92780

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Karen Johnson Davidson County
Batch# 1297723 DEEDWARR
07/15/2025 08:51:30 AM 5 pgs
Fees: $28.00 Taxes: $1,350.50
20250715-0055572

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD., STE. 600, BUILDING 700
DULUTH, GA 30096
File No. MNT-587824

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 064-16-0C-044.00-CO

WARRANTY DEED

This Deed executed this 18th day of June 2025, for good consideration of **Three Hundred Sixty-Five Thousand and 00/100 Dollars ($365,000.00)**, I (We) **ROY W. HENNINGSSON, UNMARRIED AND GUY W. HENNINGSSON, UNMARRIED** whose mailing address is 4813 BENDERS FERRY ROAD, MOUNT JULIET, TN 37122, hereby bargain, deed, and convey to **SFR JV-3 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is 15771 RED HILL AVE, STE 100, TUSTIN, CA 92780, the following described land in DAVIDSON County, to wit:

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 82 on the Plan of Wembley Downs, Section Two, of record in Book 7900, Page 363, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same Property conveyed by Deed from KIMBERLY J. DAVENPORT N/K/A KIMBERLY J. MOFFITT AND HUSBAND BRIAN MOFFITT, to ROY W. HENNINGSSON, UNMARRIED AND GUY W. HENNINGSSON, UNMARRIED, of record in Instrument No. 20071001-0116041, Recorded on 10/01/2007 and dated 09/21/2007, in the Register's Office for DAVIDSON County Records.

APN: 064-16-0C-044.00-CO
Property Address: 802 BEXHILL COURT NORTH, HERMITAGE, TN 37076
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantors this 18th day of June, 2025.

Roy W Henningsson
ROY W. HENNINGSSON

Guy W Henningsson
GUY W. HENNINGSSON

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 18th day of June, 2025, before me personally appeared **ROY W. HENNINGSSON AND GUY W. HENNINGSSON,** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Unity Anderson
Notary Public
My Commission Expires: My Commission Expires May 8, 2029

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 365,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Brown

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 18th day of June , 20 25 .

NOTARY PUBLIC

My Commission Expires: 04/10/2027

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:

802 Bexhill Court North, Hermitage, TN 37076

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 06/18/2025 (date of document).

Affiant Signature

06/18/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 18th day of June, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027